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# Project Narrative

## Room Addition

The purpose of this project is to complete a new master bedroom and a new laundry room. Due to current zoning requirements, it is not possible to comply with the city standards thus creating hardship I cannot overcome without bring it before the Board of Adjustment. Because the property is located in a small A-1 zoning district, the lot is legal non-conforming; however, it is *NOT equitable* to the area where many of my neighbors have been able to build much closer to their property line than 50ft.

CODE OF THE CITY OF GLENDALE Article 5 section 5.329 contains a table indicating *Single Residence Districts Development Standards*. For A-1 it states *Min. Net Lot Area of 40 acres, Max % Lot Coverage of 10, and Min. Setback* as follows: Front 75 ft., Rear 50 ft., Side 50 ft., Street Side 50 ft.

The lot size is 17,625 sq. ft. or .4 acre and the dimensions are approximately 105' wide by 168' long.

Current home location does not meet required setback, any addition would not comply either.

My request is to revise setback to a more realistic standard. A request to reduce the required rear and side yard setbacks from 50 feet to 15 feet and 30 feet on the rear and increase the lot coverage maximum to 30%

Respectfully,

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